

Key: 5242

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.385

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
CAVANAGH ROBERT D & BARBARA S CAVANAGH 4 ANNE LN BOURNE, MA 02532-3718		26.0-34-0	4 ANNE LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CAVANAGH ROBERT D &		05/23/1996	G	100,000	10215-297	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16193	03/23/2016	3	ALT/RENO	14,000			100	100
960507	10/21/1996	1	NEW CONSTRUC	100,000	02/07/1999	JS	100	100

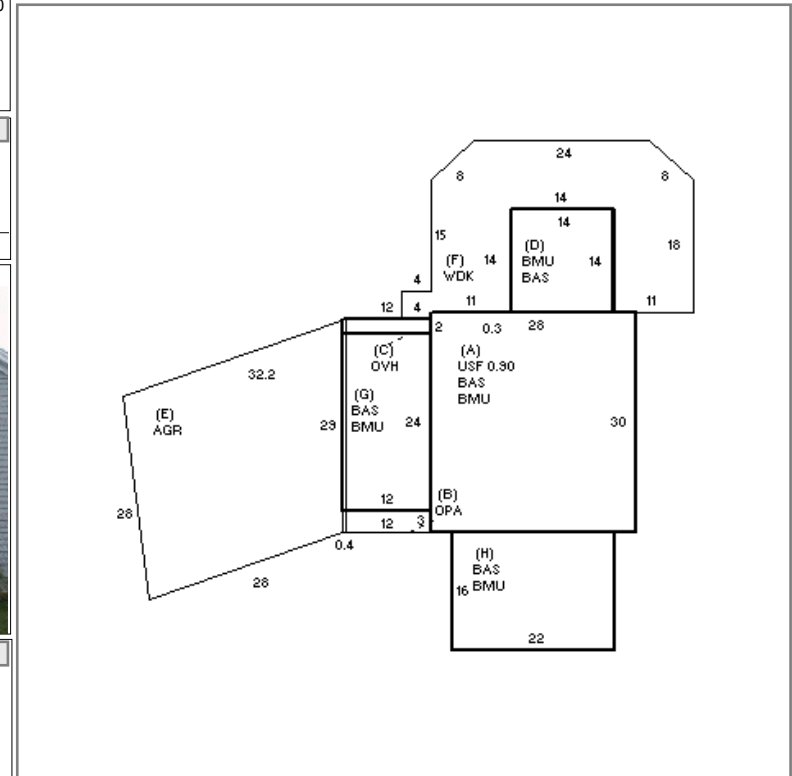
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000 6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R07 1.25	270,490
300	A	3.182 6	1.00	100	1.00	100	1.00	12,225	1.00	ML	0.60	R07 1.25	38,900

TOTAL	4.100 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	309,400	273,800			
Infl1	AVG		BUILDING	478,000	428,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	787,400	702,000				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2000	TL
MODEL	1		RESIDENTIAL	LIST	3/6/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/6/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1997	SIZE ADJ	1.005
NET AREA	2,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,676		33.17	55,589
A	USF	L	UPPER STORY FIN	756	1997	121.62	91,948
B	OPA	N	OPEN PORCH	36		91.13	3,281
C	OVH	L	OVERHANG	24	1997	202.55	4,861
+	BAS	L	BASE AREA	1,676	1997	201.96	338,492
E	AGR	N	ATT GARAGE	830		61.72	51,225
F	WDK	N	WOOD DECK	625		23.89	14,933
	BMG	O	BSMT GARAGE	1		7,973.10	7,973
	F21	O	FPL 2S 1OP	1		9,853.40	9,853
	FIX	O	XTRA FIXTURES	5		2,382.10	11,911

TOTAL RCN	590,067
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$478,000